



MINUTES

REVISED

Wednesday, August 15, 2018 – 7:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

- The meeting was called to order at 7:09 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Teresa O'Neill, Planning Commissioner Lance Saleme, and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Rebecca Bustos, Associate Planner and Ela Kerachian, Associate Planner.

Applicants, Owners and Public present:

Item 7.A. PLN2018-13359

689 Cupples Court: Megan Matthews, Representative.

Item 7.B. PLN2018-13391

112 Bel Ayre Drive: Avi Mivrad, Done Right Home Remodeling.

Item 7.C. PLN2018-13393

1826 Bowers Avenue: Frank Carbajal, Owner.

Item 8.A. PLN2018-13120

1021 Waterbird Way: N/A

Item 8.B. PLN2018-13429

1900 Warburton Avenue: Brian Didier, Chad Nguyen, Samir Sharma, Neighbors.

Item 8.C. PLN2018-13304

1669 Lexington Street: Ksenija Bilan, Janet Stevenson, Neighbors. Georgiy Novitsky, Designer. Bo Yu, Representative.

Item 8.D. PLN2018-13325

1590 Newhall Street: Van Thi Huynh, Owner. Teresa Alameda, Neighbor.

Item 8.E. PLN2018-13236

3148 Atherton Drive: N/A

Item 8.F. PLN2017-12489

575 Benton Street: Craig Meguyn, Chek Tang, Jon Moss and Marilyn Ponte, Prometheus. Donna Marencia, Santa Clara Women's Club. Adam Thompson, OQRA. Rob Mayer, Architect.

General Public - No Project Named: Flora Concepcion, Paul Barcelos.

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES: Commissioner O'Neill read the meeting procedures into the record.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A. Withdrawals

- None

B. Continuances without a hearing

- None

C. Exceptions (requests for agenda items to be taken out of order)

- None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- There were no comments under this item.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

Gloria Sciara confirmed the staff projects with recommendations for approval for all the items on the consent calendar. There were no public comments. The Committee did not express any concerns.

Motion/Action: Motion to approve Items 7.A., 7.B., and 7.C. was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (3-0-0-0).

- 7.A. File No.(s):** **PLN2018-13359**
Location: **689 Cupples Court**, a 5,301 square-foot lot, located on the east side of Cupples Court; APN: 294-22-013; property is zoned Single Family Residential (R1-6L).
Applicant: **Megan Matthews**
Owner: **Mahmoud Elsayed and Nanette Dumas**
Request: **Architectural Review** of a 333 square-foot rear addition to an existing 1,776 square-foot three bedroom, two bathroom residence resulting in a 2,109 square-foot four bedroom, three bathroom residence with an existing two car attached garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2018-13391**
Location: **112 Bel Ayre Drive**, a 9,750 square-foot lot, located on the east side of Bel Ayre Drive; APN: 303-21-026; property is zoned Single Family Residential (R1-6L).
Applicant: **Done Right Remodeling**
Owner: **Regina Zweers**
Request: **Architectural Review** to allow the conversion of an existing 182 square-foot covered patio to a bedroom, resulting in a 1,742 square-foot four bedroom, two bathroom residence with an existing detached two car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2018-13393**
Location: **1826 Bowers Avenue**, a 6,327 square-foot lot, located on the west side of Bowers Avenue, approximately 125 feet north of Warburton Avenue; APN: 220-30-062; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: **Frank Carbajal**
Request: **Architectural Review** of the proposed replacement of a rear patio cover with a new outdoor second floor patio deck with ADA compliant lift and new sliding glass door to existing second floor living room.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2018-13120**
Location: **1021 Waterbird Way**, a 12,860 square-foot property, located on the northeast corner of the intersection of Benton Street and Waterbird Way; APN: 313-17-024; property is zoned Single Family Residential (R1-6L).
Applicant: **Leo Li**
Owner: **Jingjuan Tang**
Request: **Architectural Review** of the demolition of an existing 1,568 square-foot single story residence and construction of a new two-story 4,353 square-foot main residence with 5 bedrooms and 5 and a half bathrooms, plus a 564 square-foot first floor attached accessory unit.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue to September 19, 2018 meeting.**

Motion/Action: Motion to continue the item to the September 19th meeting was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (3-0-0-0).

8.B. File No.(s): **PLN2018-13429**
Location: **1900 Warburton Avenue**, a 0.55 acre project site comprised of one parcel on the south side of Warburton Avenue between Scott Boulevard and Civic Center Drive; APN: 224-20-027; property is zoned Planned Development (PD).
Applicant/Owner: **Samir Sharma**
Request: **Architectural Review** for a previously approved 12 unit townhouse development.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Rebecca Bustos presented the project with recommendations for approval with changes as discussed at City Council meeting. A neighbor asked about additional parking spaces and palm trees along property frontage. Planning Commissioner Saleme had a question regarding the privacy screening to the pool at the adjacent condo complex. The applicant indicated that tree planting along property line would create a privacy screen. Commissioner Becker asked about walkway lighting and pet regulations for the units.

Motion/Action: Motion to approve was made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions:

1. Low voltage lighting to be installed along all pathways within the development.
2. Dog waste can and waste bags to be made available onsite.

8.C. File No.(s): **PLN2018-13304**
Location: **1669 Lexington Street**, a 7,113 square-foot property, located on the north side of the intersection of Lexington Street and Winchester Boulevard; APN: 269-19-055; property is zoned Single Family Residential (R1-6L).
Applicant: **Georgiy Novitskiy**
Owner: **Yu Jin**
Request: **Architectural Review** to allow a 442 square-foot first floor and 693 square-foot second floor area addition to an existing one bedroom, one bathroom 955 square-foot single family residence resulting in a four bedroom three and a half bathroom, 2,094 square-foot two-story residence with a 466 square-foot existing garage to remain.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue for redesign**

Rebecca Bustos presented the project with recommendations for continuation for redesign. Ms. Bustos explained that the proposed second story is approximately 51% of the square footage of the first floor and does not meet the recommended upper story setback for second stories of this size (five feet from the front wall and three to five feet from the side and rear walls). The proposed diagonal second story roofline on the right side of front elevation and large new dormers were also noted.

The architect commented that the house is constrained based on its small size as the residence is currently only one bedroom and one bathroom. The neighbor to the east expressed privacy concerns regarding the sliding glass doors on her home facing the new second floor habitable space.

Points of deliberation for redesign from Planning Commissioner Saleme and Council Member O'Neill include: the conversion from one bedroom to four bedrooms must conform to Single Family Design Guidelines and the privacy impacts to the adjacent neighbor need to be addressed.

Motion/Action: Motion to continue for redesign was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (3-0-0-0).

8.D. File No.(s): **PLN2018-13325**
Location: **1590 Newhall Street**, a 8,750 square-foot property, located at the southeast corner of Newhall Street and Alviso Street; APN: 274-01-001; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: **Van Thi Huynh**
Request: **Architectural Review** of a significant remodel of a 1,464 square-foot addition to an existing 1,068 square-foot three bedroom, one bathroom residence resulting in a 2,062 square-foot four bedroom, three bathroom residence and a new 470 square-foot attached one bedroom accessory dwelling with an existing 368 square-foot two car detached garage.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Ela Kerachian presented the project with recommendations for approval. A neighbor expressed concerns regarding the size of the home. The Committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Anthony Becker, seconded by Planning Commissioner Lance Saleme, and unanimously approved by the Architectural Committee (3-0-0-0).

8.F. File No.(s): SCH#2015032076, CEQ2015-01188, PLN2017-12489, PLN20157-12574, PLN2017-12575, PLN2017-12837

Location: 575 Benton Street, a 5.75-acre project site located at the corner of Benton Street and El Camino Real and consists of 12 parcels which include APNs: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059, -060 and a public right of way area, all together totaling 5.75 acres.

Applicant/Owner: Prometheus Real Estate Group

Request: Architectural Review of a previously approved residential/mixed use development comprised of up to 355 apartment units including 8 live-work units with 19,985 square-foot of retail space and potentially an additional 2,364 square-foot of commercial space within 8 live-work units.

CEQA Determination: Addendum #1 to the Final Environmental Impact Report (FEIR) for the Mission Town Center Project

Project Planner: Elaheh Kerachian, Associate Planner

Staff Recommendation: Approve, subject to conditions

Ela Kerachian presented the project with recommendations for approval. Adam Thompson and Rob Mayer commented on the project. Donna Marencia commented on the project with some concerns regarding the potential harms to the Adobe Building during the construction of the project. She requested that inspection be done before and after the project is built.

Ms. Kerachian presented the project to the Committee and noted that the City Council approved the project on July 17, 2018 subject to architectural approval. Ms. Kerachian stated that the developer, Prometheus Real Estate Group, received approval for a 6-story mixed-use apartment building, including 355 apartments and approximately 20,000 square feet of ground floor retail area, on the properties located on the blocks north of Benton Street between The Alameda and the El Camino Real. The buildings consist of a three to seven-story structure and range in height from approximately 37' to 86' 6". Parking is located in an eight level parking structure at the center of the projects site, seven levels of above-grade parking, and a roof deck with amenities on the seventh floor roof top. The roof deck amenity space includes 4,341 square feet of a club room and a fitness center within the interior garage area, out of line of sight from grade. Residential units and retail would be arranged around the central parking structure.

The development also provides a 4,493 square foot courtyard with a fenced dog park, overhead shade structure, and a pet spa along El Camino Real; a public plaza in front of the retail uses at the corner of El Camino Real and Benton Street facing Benton Street; a 9,654 square feet courtyard surrounded by residential units with a lounge and BBQ area; a 6,219 square feet public open space with a lawn and seat walls along The Alameda; and a 5,278 square feet courtyard separated from the public open space with a transparent fence along The Alameda.

As per the second hearing by the HLC on February 1, 2018 the project design was subject to a condition as follows: The corner building design must be revised and enhanced to create more visual interest. This enhancement can be done by implementing architectural treatment such as façade surface composition, building setbacks for upper floors, special corner treatment, and façade indentation. Ms. Kerachian noted that since then the applicant has presented a revised corner building design. The corner building design has improved and can be further reviewed by the Architectural Review Committee.

Since the City Council approval the applicant added 2,066 square feet retail space at the corner of The Alameda and Benton Street based on the Planning Department staff recommendation.

The Committee reviewed the architectural materials and with the assistance of input from the community and local architects included a condition to provide a mix of materials including stucco in addition to the brick in order to break up the massing of the buildings as they are arranged within the courtyard. Other comments were to include additional trees and architectural features in the courtyard area to provide shade and visual interest.

Motion/Action: Motion to approve was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions:

1. Revise the building elevation along the plaza facing Benton Street to include stucco in addition to proposed brick material to break down the long facade, prior to approval of the building permit.
2. Material color palette to be presented and approved at staff level.
3. The Master Sign Program to be referred back to Architectural Committee.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. **Announcements/Other Items:** Committee continued discussion from previous meeting replacing the start time and unanimously approved changing the Architectural Committee start time to 6:00 p.m.
- ii. **Report of the Liaison from the Community Development Department**
- iii. **Committee/Board Liaison and Committee Reports**
- iv. **Committee Activities**
- v. **Upcoming Agenda Items**

10. ADJOURNMENT

The meeting adjourned at 9:40 p.m. The next regular Architectural Committee meeting will be held on Wednesday, August 29, 2018, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved:



Reena Brilliot
Planning Manager

